



Doc# 2335345007 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/19/2023 10:09 AM PG: 1 OF 6

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

File No: 30491467

Grantor's Loan No. 20223086719

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
Richard Martin Jr. and Martha Martin
2952 Downing Ave., Westchester, IL 60154

Declaration ID: 20231001651957

Mail Tax Statements To: Richard Martin Jr. and Martha Martin: 2952 Downing Ave., Westchester, IL 60154

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Parcel Number: 15-29-410-045-0000

GENERAL WARRANTY DEED

S 1
P 6
S 1
SC 1
INT R

Richard Martin Jr., who acquired title as Richard Martin and Martha Martin, husband and wife, ("Grantor"), of 2952 Downing Ave., Westchester, IL 60154, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to Richard Martin Jr. and Martha Martin, husband and wife as tenants by the entirety, ("Grantee"), whose tax mailing address is 2952 Downing Ave., Westchester, IL 60154, the following described real estate:

REAL ESTATE TRANSFER TAX		18-Dec-2023	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
15-29-410-045-0000		20231001651957 0-842-420-272	

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

11/27/2023 CB

UNOFFICIAL COPY

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

Parcel 1:

Lot 15 (except the North 8 feet) and Lot 16 in Block 8, Westchester Highlands, being a Subdivision of the South half of Section 29, township 39 North, range 12, East of the third principal meridian, in Cook County, Illinois.

Parcel 2:

The East half of the Vacated alley Lying West of and Adjoining Parcel 1.

Parcel Number: 15-29-410-045-0000

Property Address is: 2952 Downing Ave., Westchester, IL 60154

Prior deed recorded at Instrument No. 1504955122

Title to the property herein above described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on November 8, 2023:

Richard Martin Jr.
Richard Martin Jr., who
acquired title as Richard Martin

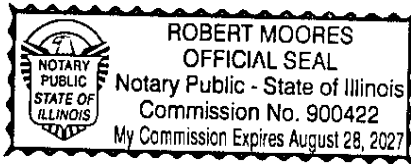
Martha Martin
Martha Martin

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Richard Martin Jr.** and **Martha Martin**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of November, 2023.

Robert Moores
Notary Public Robert Moores



Cook County Clerk's Office

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 11-8-2023

Martha Martin DM
Buyer, Seller or Representative

Property of Cook County Clerk's Office

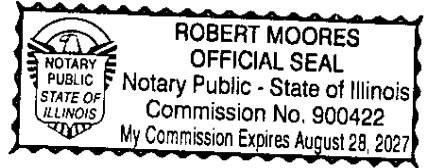
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 8, 2023

Martha Martin RM
Signature of Grantor or Agent



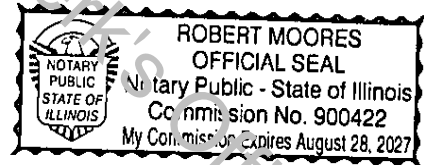
Subscribed and sworn to before
Me by the said Martha Martin and Richard Martin Jr
this 8 day of November,
2023.

NOTARY PUBLIC Robert Moores

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date November 8, 2023

Martha Martin RM
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Martha Martin and Richard Martin Jr
This 8 day of November,
2023.

NOTARY PUBLIC Robert Moores

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF IL)
 COUNTY OF Cook) SS
)

DOCUMENT NUMBER _____

I, (Name) Martha Martin & Richard Martin Jr, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 2952 Downing Ave., Westchester, IL 60154, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 8 day of November, 2023

Martha Martin & Richard Martin Jr
 (Signature)

NOTARY: Robert Moores
 (seal)

